

Drinx Restaurant
7330 E. Stetson
Bar Use Permit

Project Narrative / Bar Criteria Responses

This request is for a Bar Use Permit as required by the Downtown Overlay. The subject property (the "Property") is zoned C-2/P-3 DO and is within the Entertainment District which, amongst other uses, allows Bars, Cocktail Lounges etc. The Drinx Restaurant land use has been in operation approximately 18 months and is transferring from a Series ~~12~~¹² liquor license to a Series ~~12~~¹².

Regarding the Use Permit Criteria:

1. The use will not disrupt the balance of daytime and nighttime uses because Drinx does not open until 4:00 pm and in the evenings; Drinx operates comparably to the multitude of bars, previously approved by the City of Scottsdale, surrounding the property.
2. Pedestrian related daytime activities are unaffected, again because Drinx is not open until 4:00 pm.
3. Daytime retail is not being displaced and parking is provided within 600 feet without being intersected by a major or minor arterial street and is discussed further in the accompanying parking analysis.
4. The use is not within 500 feet of a residential use.
5. A Security and Maintenance Plan ("SMP") is attached to address this requirement.
6. The attached SMP address this requirement.
7. No external lighting other than security and electric signage, both previously approved by the City under separate permits, is proposed. The interior space is fully enclosed and prevents amplified music from emanating into the public area. Amplified music in the patio areas of the Property will be at a decibel level prescribed by the City at the property line.
8. The attached parking analysis and parking agreements address this requirement
9. No after hours operations are proposed.

Like the comparable bar uses that dominate this area of downtown Scottsdale, this request satisfies the criteria established by the City for a bar use.